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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 2150 AS AMENDED BY DOCKET NO. 2618

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Town of Arlington
Property Address: 49 & 51 Grove Street, Arlington, Massachusetts 02474

Hearing Dates: February 22 and March 29, 2021
Date of Decision: March 29, 2021

20 Day Appeal Period Ends: April 26, 2021

**Members
Approved**

David M. Watt
Eugene E. Benson
John
Rachel J. Zimber

Opposed

Town Clerk's Certification

Date



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2021 APR -6 PM 2:40

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Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #2150 as amended by Docket #2618
49 & 51 Grove Street, Arlington, MA 02476

March 29, 2021

This Decision applies to the application by the Town of Arlington to consolidate Town operations through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The Board reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review.

A public hearing was held on February 22, and March 29, 2021. The public hearing was closed on March 29, 2021, and the docket was approved by a vote of 4-0.

Materials reviewed for this Decision:

- Application for EDR Special Permit;
- Zoning and Layout Plan, prepared by Weston & Sampson, dated January 4, 2021;
- Existing Conditions Plan, prepared by Weston & Sampson, dated February 16, 2018;
- Overall Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Utility Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Overall Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Landscaping and Planting Plan, prepared by Weston & Sampson, dated January 22, 2021;

- Planting Details, prepared by Weston & Sampson, dated January 22, 2021;
- Building Plans, prepared by Weston & Sampson, dated November 20, 2020;
- Renderings of the redeveloped DPW Yard;
- Proposed Building Materials for Building E;
- LEED Checklist, dated January 21, 2021;
- Cover letter to ARB, dated March 23, 2021, including a narrative;
- Bike Rack Detail, prepared by Weston & Sampson, dated March 23, 2021;
- Analysis of Street Accessible Space, prepared by Weston & Sampson, dated March 23, 2021;
- Floorplan of Building E showing path from bike alcove to locker room;
- Signage Details dated March 23, 2021; and
- Updated Building E Elevations, dated March 23, 2021.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A municipal public works yard and associated maintenance, storage, and office buildings are allowed by Special Permit in the Industrial District. Some of the buildings on the site date to 1920, and no significant changes have been made the property since the 1970s.
2. The Department of Public Works is essential to the operation of the Town. The existing buildings are outdated, undersized, and contain code deficiencies and inefficiencies to properly support the operations of DPW and the other departments accommodated at the site. The project will properly accommodate the Town operations that occur at the site.
3. The existing traffic and circulation patterns will be improved. The project will create a counterclockwise vehicle path utilizing the existing curb cuts from Grove Street for the DPW vehicles, with clear direction to parking for personal vehicles and recycling drop off. Sidewalks will be reconstructed with concrete along Grove Street and internal to the site.
4. The DPW Yard has operated at this site for many decades, and the project will not overload the public water, drainage, or sewer system.
5. There are no special regulations for this particular use.
6. The continuation of the DPW yard use and space for other Town departments will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare.
7. The use will not be in excess or detrimental to the character of the neighborhood. The DPW Yard has existed at this location for decades.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. **EDR-1 Preservation of Landscape**

The existing site condition is developed. The paved surfaces existing on the site provide a contact barrier to historic soil contamination and will continue to do so. Some landscaping exists on the perimeters of the property, which will be replaced with native plantings per the Order of Conditions from the Conservation Commission.

2. EDR-2 Relation of the Building to the Environment

The redevelopment of the site will not change the use of the site as a DPW Yard. Four buildings will be renovated, and a new building will be constructed, all with industrial style buildings suited for the function of a DPW Yard and Town Departments. The new building will seamlessly blend into the arrangement of the existing buildings on site and takes cues in terms of the material selections from the historic Arlington Gas Works Building on the site. Other features on the site, including the fuel island and the salt shed, will be relocated toward the rear of the site, creating an inviting streetscape for customers and visitors to this municipal complex.

3. EDR-3 Open Space

There is no requirement for landscaped open space or usable open space for this use in the Industrial District. The operational needs of the facility and the below grade historic contamination make it difficult to provide large expanses of open space. Landscaping is provided at the perimeter of the property and in strategic locations of the renovated complex.

4. EDR-4 Circulation

The redevelopment of the DPW Yard will provide 135 parking spaces, which exceeds what is required for the Town of Arlington departments that will operate in the buildings. Three parking spaces will be located along Grove Street for use by visitors to the municipal complex and others dropping off students to the nearby High School complex. Nine bicycle parking spaces will be provided in compliance with the standards. EV vehicular charging infrastructure will be installed adjacent to Building E for future use.

5. EDR-5 Surface Water Drainage

The approach to stormwater management on the site consists of maintaining existing drainage patterns and outfalls, installing structure BMPs to provide water quality treatment, and improving environmentally sensitive areas of the site. The stormwater management system has been approved by the Conservation Commission.

6. EDR-6 Utilities Service

New services will enter the site from overhead wires via a new utility pole to be installed at the southern entrance to the site. Electricity, telephone, cable, and similar services will be connected to the buildings through an underground system.

7. EDR-7 Advertising Features

Signage is proposed for the municipal complex in compliance with Section 6.2 of the Zoning Bylaw. The signage includes a monument sign at the facility's entrance, building signage at Building E along Grove Street, and a canopy sign at the main entrance of Building E.

8. EDR-8 Special Features

All storage areas, including the relocated fuel island and salt shed, are located toward the rear of the site to ensure that there is an inviting streetscape for customers and visitors to this municipal complex. Interior capacity has been increased to provide storage of vehicles and equipment within the new building bringing a substantial amount of the outdoor storage inside.

9. EDR-9 Safety

All buildings are designed with access and egress routes. The vehicular circulation can accommodate the largest municipal vehicles. Security fencing and gates are included to prevent unauthorized access to the non-public area of the complex.

10. EDR-10 Heritage

The Arlington Gas Works Building and other buildings are included in the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and are listed in the National Register of Historic Places individually and as part of the multiple resource area. The new building takes cues from the terracotta tile used on the roof of the historic gas works building. The Massachusetts Historical Commission found that there is “no adverse effect” and the redevelopment of the site has been reviewed by the Arlington Historical Commission.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

Sustainable building practices are included as part of the renovation to enhance the operation and efficiency of the municipal complex.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
3. The ARB finds that the project is consistent with the landscaping, parking and loading space, and driveway standards of Section 6.1.11.C. and 6.1.11.D, including allowing the driveway width to safely accommodate DPW and Fire Department equipment.

The project must adhere to the following general conditions:

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the

approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
5. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
6. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special condition:

1. The Town of Arlington will work with the appropriate Town Boards and Committees to obtain approval of the proposed curb line recess.